

CONSUMER NOTICE FOR TENANTS  
THIS IS NOT A CONTRACT

RA

(Not to be used when licensee is subagent for the landlord, agent for the tenant or transaction licensee. In these situations the full Consumer Notice must be used.)

1 (Licensee) \_\_\_\_\_ hereby states that with respect to this property (describe property),  
2 \_\_\_\_\_, I am acting in the following capacity: (check one)  
3  (i) Owner/Landlord of the Property;  
4  (ii) A direct employee of the Owner/Landlord; OR  
5  (iii) An agent of the Owner/Landlord pursuant to a property management or exclusive leasing agreement.

6 I acknowledge that I have received this Notice:

7 Date: \_\_\_\_\_  
8 \_\_\_\_\_ Print (Consumer) \_\_\_\_\_ Print (Consumer)  
9 \_\_\_\_\_  
10 \_\_\_\_\_ Signed (Consumer) \_\_\_\_\_ Signed (Consumer)  
11 \_\_\_\_\_  
12 \_\_\_\_\_ Address (Optional) \_\_\_\_\_ Address (Optional)  
13 \_\_\_\_\_  
14 \_\_\_\_\_ Phone Number (Optional) \_\_\_\_\_ Phone Number (Optional)

15 I certify that I have provided this Notice: \_\_\_\_\_  
16 \_\_\_\_\_ (Licensee) \_\_\_\_\_ (Date)

17 RENTAL APPLICATION

18 This form recommended and approved for, but not restricted to use by, the members of the Pennsylvania Association of REALTORS® (PAR).

19 Provide at least two years of history in Sections 1 & 2. Fill out all sections completely.

20 Attach additional sheets if more space is needed. Please type or print all information clearly.

21 PROPERTY INFORMATION

22 Address \_\_\_\_\_  
23 Utilities Paid By Landlord: \_\_\_\_\_  
24 Utilities Paid By Tenant: \_\_\_\_\_  
25 Move-in Date \_\_\_\_\_ Term \_\_\_\_\_ Monthly Rent \$ \_\_\_\_\_ Application Fee \$ \_\_\_\_\_  
26 Deposits \_\_\_\_\_ \$ \_\_\_\_\_ Other \_\_\_\_\_ \$ \_\_\_\_\_  
27  See Advance Payment Addendum for additional information

28 1. APPLICANT INFORMATION (Attach Photo ID)  
29 APPLICANT 1  Check here if additional information is attached  
30 Full Name \_\_\_\_\_  
31 Is Applicant at least 18 years old?  Yes  No  
32 Social Security Number \_\_\_\_\_  
33 Driver's License No./State \_\_\_\_\_  
34 Home Phone \_\_\_\_\_ Work Phone \_\_\_\_\_  
35 Present Address & ZIP \_\_\_\_\_  
36 \_\_\_\_\_  Own  Rent  
37 From: \_\_\_\_\_ To: \_\_\_\_\_ Rent/Mortgage \$ \_\_\_\_\_ /mo.  
38 Landlord/Mortgage Co. Name & Phone \_\_\_\_\_  
39 \_\_\_\_\_  
40 Previous Address & ZIP \_\_\_\_\_  
41 \_\_\_\_\_  Own  Rent  
42 From: \_\_\_\_\_ To: \_\_\_\_\_ Rent/Mortgage \$ \_\_\_\_\_ /mo.  
43 Landlord/Mortgage Co. Name & Phone \_\_\_\_\_  
44 \_\_\_\_\_  
45 In case of emergency, contact \_\_\_\_\_  
46 Relationship \_\_\_\_\_ Phone(s) \_\_\_\_\_

APPLICANT INFORMATION (Attach Photo ID)  
APPLICANT 2  Check here if additional information is attached  
Full Name \_\_\_\_\_  
Is Applicant at least 18 years old?  Yes  No  
Social Security Number \_\_\_\_\_  
Driver's License No./State \_\_\_\_\_  
Home Phone \_\_\_\_\_ Work Phone \_\_\_\_\_  
Present Address & ZIP \_\_\_\_\_  
\_\_\_\_\_  Own  Rent  
From: \_\_\_\_\_ To: \_\_\_\_\_ Rent/Mortgage \$ \_\_\_\_\_ /mo.  
Landlord/Mortgage Co. Name & Phone \_\_\_\_\_  
\_\_\_\_\_  
Previous Address & ZIP \_\_\_\_\_  
\_\_\_\_\_  Own  Rent  
From: \_\_\_\_\_ To: \_\_\_\_\_ Rent/Mortgage \$ \_\_\_\_\_ /mo.  
Landlord/Mortgage Co. Name & Phone \_\_\_\_\_  
\_\_\_\_\_  
In case of emergency, contact \_\_\_\_\_  
Relationship \_\_\_\_\_ Phone(s) \_\_\_\_\_



48 **2. EMPLOYMENT INFORMATION**

49 **APPLICANT 1**  Check here if additional information is attached

50 Employer \_\_\_\_\_

51 City/State \_\_\_\_\_

52 Phone \_\_\_\_\_ Supervisor \_\_\_\_\_

53 Position \_\_\_\_\_

54 Gross Income: \$ \_\_\_\_\_ /mo. **OR**

55 \$ \_\_\_\_\_ /hr., for \_\_\_\_\_ hrs. per week (on average)

56 Employed From \_\_\_\_\_ To \_\_\_\_\_

57  **PROOF OF INCOME ATTACHED**

58 Previous Employer \_\_\_\_\_

59 City/State \_\_\_\_\_

60 Phone \_\_\_\_\_ Supervisor \_\_\_\_\_

61 Position \_\_\_\_\_

62 Gross Income: \$ \_\_\_\_\_ /mo. **OR**

63 \$ \_\_\_\_\_ /hr., for \_\_\_\_\_ hrs. per week (on average)

64 Employed From \_\_\_\_\_ To \_\_\_\_\_

**EMPLOYMENT INFORMATION**

**APPLICANT 2**  Check here if additional information is attached

Employer \_\_\_\_\_

City/State \_\_\_\_\_

Phone \_\_\_\_\_ Supervisor \_\_\_\_\_

Position \_\_\_\_\_

Gross Income: \$ \_\_\_\_\_ /mo. **OR**

\$ \_\_\_\_\_ /hr., for \_\_\_\_\_ hrs. per week (on average)

Employed From \_\_\_\_\_ To \_\_\_\_\_

**PROOF OF INCOME ATTACHED**

Previous Employer \_\_\_\_\_

City/State \_\_\_\_\_

Phone \_\_\_\_\_ Supervisor \_\_\_\_\_

Position \_\_\_\_\_

Gross Income: \$ \_\_\_\_\_ /mo. **OR**

\$ \_\_\_\_\_ /hr., for \_\_\_\_\_ hrs. per week (on average)

Employed From \_\_\_\_\_ To \_\_\_\_\_

65 **3. OTHER INCOME**

Alimony, child support, or separate maintenance income need not be revealed if Applicant does not wish to have it considered as a basis for paying this obligation.

Check here if additional information is attached

| Applicant | Source | Monthly Amount |
|-----------|--------|----------------|
|           |        |                |
|           |        |                |
|           |        |                |

72 **4. BANK ACCOUNT INFORMATION**

Check here if additional information is attached

| Applicant | Bank/Credit Union | Address/Branch | Account Number | Account Type | Balance |
|-----------|-------------------|----------------|----------------|--------------|---------|
|           |                   |                |                |              |         |
|           |                   |                |                |              |         |
|           |                   |                |                |              |         |

77 **5. LIABILITIES/MONTHLY PAYMENTS**

Check here if additional information is attached

| Applicant | Lender/Creditor | Loan Number | Loan Type | Balance Due | Monthly Payment |
|-----------|-----------------|-------------|-----------|-------------|-----------------|
|           |                 |             |           |             |                 |
|           |                 |             |           |             |                 |
|           |                 |             |           |             |                 |

82 **6. VEHICLE INFORMATION**

Check here if additional information is attached

| Applicant | Make/Model | Year | Color | License Number/State |
|-----------|------------|------|-------|----------------------|
|           |            |      |       |                      |
|           |            |      |       |                      |
|           |            |      |       |                      |

87 **7. OTHER OCCUPANTS (FULL)**

Check here if additional information is attached

88 \_\_\_\_\_  18 or older \_\_\_\_\_  18 or older

89 \_\_\_\_\_  18 or older \_\_\_\_\_  18 or older

90 **8. PETS**

Check here if additional information is attached

91 Does any Applicant or Occupant own any pets?  Yes  No If yes, list and describe: (type, name, breed, age, weight, gender, etc):

92 \_\_\_\_\_

93 \_\_\_\_\_

94 \_\_\_\_\_

95 \_\_\_\_\_

97 **9. OTHER INFORMATION**

Check here if additional information is attached

98 **Applicant 1 Applicant 2**

99  Yes  No  Yes  No Have you ever declared bankruptcy or suffered foreclosure? If yes, list any payments: \$ \_\_\_\_\_

100  Yes  No  Yes  No Have you been evicted or sued for unpaid rent or damages to leased property?

101  Yes  No  Yes  No Have you ever refused to pay rent for any reason?

102  Yes  No  Yes  No Have you ever been convicted of a felony or misdemeanor?

103  Yes  No  Yes  No Have you at any time on or since January 1, 1998 been obligated to pay support under an order on record in any Pennsylvania county? If yes, list the County and the Domestic Relations File or Docket Number: \_\_\_\_\_

104 \_\_\_\_\_

105 \_\_\_\_\_

106 Amount \$ \_\_\_\_\_ Are you delinquent? \_\_\_\_\_

107 If you answered "yes" to any of the above questions, please explain: \_\_\_\_\_

108 \_\_\_\_\_

109 \_\_\_\_\_

110 \_\_\_\_\_

111 \_\_\_\_\_

112 \_\_\_\_\_

113 **10. CONDITION OF PROPERTY**

114 The Property will be leased in the same condition as it is shown unless otherwise agreed to in writing in paragraph 11 below or in an attached addendum.

116 **11. SPECIAL PROVISIONS**

117 \_\_\_\_\_

118 \_\_\_\_\_

119 \_\_\_\_\_

120 \_\_\_\_\_

121 \_\_\_\_\_

122 \_\_\_\_\_

123 **12. AUTHORIZATION** Applicants authorize Landlord or Broker to obtain any information deemed necessary to evaluate this Application.

124 This information may include, but is not limited to, credit reports, criminal history, judgments of record, rental history, verification of employment and salary, employment history, vehicle records, and licensing records. Broker may report to Landlord any information obtained by Broker for evaluation of the Application. Applicants acknowledge that all information in the Application is true and correct. Applicants acknowledge that if they present false or incomplete information Landlord may reject this Application. Applicants understand that giving false or incomplete information may result in forfeiture of any payments made in connection with this Rental Application.

130 **I HAVE READ AND AGREE TO THE PROVISIONS AS STATED.**

131 **APPLICANT** \_\_\_\_\_ **DATE** \_\_\_\_\_

132 **APPLICANT** \_\_\_\_\_ **DATE** \_\_\_\_\_

133 **LANDLORD/BROKER (Company Name)** \_\_\_\_\_

134 **OFFICE ADDRESS** \_\_\_\_\_

135 **PHONE(S)** \_\_\_\_\_ **FAX** \_\_\_\_\_ **E-MAIL** \_\_\_\_\_

136 **AGENT/RECEIVED BY** \_\_\_\_\_ **DATE** \_\_\_\_\_

**FOR OFFICE USE ONLY**

137 Landlord: \_\_\_\_\_

138 Employment: \_\_\_\_\_

139 Credit Report: \_\_\_\_\_

140 ID Verification: \_\_\_\_\_

141 Misc: \_\_\_\_\_

142 \_\_\_\_\_

143 \_\_\_\_\_

**ACCEPTED**

**REJECTED**

**BY:** \_\_\_\_\_

**DATE:** \_\_\_\_\_

**NOTICES AND INFORMATION**  
**CIVIL RIGHTS ACTS NOTICE**

Federal and state laws make it illegal for a landlord, broker, or anyone to use RACE, COLOR, RELIGION or RELIGIOUS CREED, SEX, DISABILITY (physical or mental), FAMILIAL STATUS (children under 18 years of age), AGE (40 or older), NATIONAL ORIGIN, USE OR HANDLING/TRAINING OF SUPPORT OR GUIDE ANIMALS, or the FACT OF RELATIONSHIP OR ASSOCIATION TO AN INDIVIDUAL KNOWN TO HAVE A DISABILITY as reasons for refusing to sell, show, or rent properties, loan money, or set deposit amounts, or as reasons for any decision relating to the sale or lease of property. It is also an unlawful discriminatory practice to evict or attempt to evict an occupant of a housing accommodation before the end of the term of the lease because of the pregnancy or birth of a child.

**FAIR CREDIT REPORTING ACT NOTICE**

15 U.S.C. § 1681 et. seq.

If the Landlord or Broker denies your application based in whole or in part on any information contained in the consumer report authorized by paragraph 12 of this Application, the Landlord or Broker must provide you with oral, written or electronic notice of the denial, and must provide to you: (1) the name, address, and telephone number of the consumer reporting agency (including a toll-free telephone number established by the agency if the agency compiles and maintains files on consumers on a nationwide basis) that furnished the report, (2) a statement that the consumer reporting agency did not make the decision to deny the application and is unable to provide you with the specific reasons why your application was denied, (3) information about how to obtain a free copy of your consumer report from the consumer reporting agency, and (4) information about how to dispute the accuracy or completeness of any information in a consumer report furnished by the agency. If the Landlord or Broker denies your application because of information from a person other than a credit reporting agency (for example, an employer or prior landlord), the Landlord or Broker must provide you with notice about your right to make a written request to discover the nature of that information.